



### Roe Lane, Southport PR8 3PU

**NO CHAIN** - An excellent opportunity has arisen to purchase a particularly attractive, newly decorated semi-detached family house of the "front doors together" style offering generously proportioned and well presented accommodation. The property has the benefit of a new fitted Kitchen with integrated appliances, new carpets and floor coverings and a new En Suite Shower Room.

Installed with gas central heating and upvc double glazing, the accommodation is planned over 3 floors and comprises Hall, Fitted Cloakroom/wc, Lounge, separate Living Room and large Dining Kitchen to the ground floor with four Bedrooms and Bathroom to the first floor. The staircase continues from the first floor to the second floor where there is a a loft conversion providing an impressive principal Bedroom with En Suite Shower Room and a storage loft with built in ladder.

Outside there are established gardens to the front and rear, the front incorporating ample parking and turning space with a driveway to the side leading to a Garage, the enclosed rear garden having the benefit of a southerly aspect.

Roe Lane forms part of a popular residential area convenient for local shops at Manchester Road, public transport facilities, access to both the Town Centre of Southport and Churchtown Village. Hesketh Park is within walking distance as is Norwood Primary School, Norwood Crescent (Ofsted rated "Good" 2022/23).

**Price: £475,000 Subject to Contract**



UK  
Parliament



## GROUND FLOOR:

**Open Porch**

**Hall**

**Fitted Cloakroom/wc** 1.52m x 0.91m (5'0" x 3'0")

**Front Lounge** 3.99m x 5.26m (13'1" x 17'3")

**Rear Living Room** 4.55m x 3.84m (14'11" x 12'7")

**Fitted Dining Kitchen** 8.79m x 2.57m (28'10" x 8'5")

## FIRST FLOOR:

**Landing**

**Rear Bedroom 2** 3.81m x 5.46m (12'6" x 17'11")

**Front Bedroom 3** 4.01m x 5.26m (13'2" x 17'3")

**Rear Bedroom 4** 2.9m x 2.54m (9'6" x 8'4")

**Front Bedroom 5** 2.54m x 2.39m (8'4" x 7'10")

**Bathroom** 4.65m x 1.68m (15'3" x 5'6")

## SECOND FLOOR:

**Landing**

**Bedroom 1** 6.22m x 5.03m (20'5" x 16'6") overall, plus recess

**En Suite Shower Room** 3.53m x 0.86m (11'7" x 2'10")

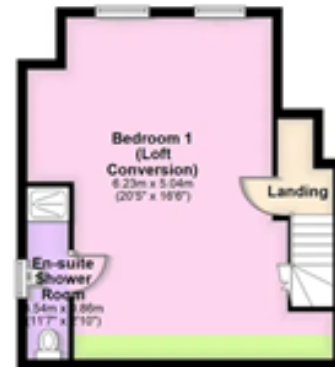
**OUTSIDE:** There are established gardens to the front and rear of the property, the front incorporating a block paved driveway providing ample parking and turning space. The enclosed rear garden is planned with lawn, borders, decking and a detached garage.

**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

**Tenure:** Freehold

**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.